

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 27, 2005

ITEM NO. 5

CASE NUMBER/ PROJECT NAME	69-DR-2003#2 Bashas Shopping Center Parking Lot Canopies		
LOCATION	8035 E Indian School Rd		
REQUEST	Request approval for parking lot shade canopies.		
OWNER	Bashas Inc. 480-895-9350	ENGINEER	Tandem Engineering 602-222-9360
ARCHITECT/ DESIGNER	Robert Kubicek Architects 602 955-3900	APPLICANT/ COORDINATOR	Chris Russell Robert Kubicek Architects 602-955-3900
BACKGROUND	<p>Zoning.</p> <p>The property is zoned Neighborhood Commercial District (C-1), which is intended to provide a center for convenience shopping in a residential neighborhood. The district provides for retail and service establishments to meet the daily needs of the neighborhood.</p> <p>Context.</p> <p>The property is located near the southeast corner of Hayden Road and Indian School Road. The site contains a new grocery store and pharmacy recently completed in October 2004, and is adjacent to single family homes to the east and south, separated by an alley. There is also an existing McDonald's restaurant to the northwest at the intersection.</p>		
APPLICANT'S PROPOSAL	<p>Applicant's Request.</p> <p>The applicant proposes to install new parking lot shade structures over much of the parking field located between Indian School Road and the grocery store building. The structures will shade approximately 100 parking spaces for customers. The shade canopy consists of a tightly woven, translucent fabric having a 72% shade factor. The sandstone colored fabric is intended to complement the existing building's variety of brown and tan colors. The low profile (9½-foot tall) minimizes the visual impact of the canopies, and the "hip roof" shape of the shade canopy is intended to match the shape of the tile roof at the building's entry towers. The steel support columns and exposed steel framework will be painted a brown color to match the existing steel accents on the building.</p>		
DISCUSSION	<p>There are general concerns that shade structures between the primary building and the street may interfere with the overall architecture character of the primary building. Smaller shade structures having architectural components of the</p>		

Scottsdale Development Review Board Report
Case No. 69-DR-2003#2

primary building have typically been approved in Scottsdale in the past. However, the proposed parking lot shade structures for such a large expanse of a retail parking lot is new for the City of Scottsdale. The proposed number and location of the canopies between the street and the building give them unusually prominent exposure.

The popularity of shade structures in the southwest suggests that there may be more applications in the future for large expanses of shade structures in parking lots. This location may be an ideal test case for this type of proposal for the following reasons:

- The proposed shade structures are centrally located in the parking lot and will be approximately 100 feet from Indian School Road and approximately 250 feet from Hayden Road (behind landscaping along both streets).
- The existing restaurant at the southeast corner of the intersection screens views from the intersection of Hayden and Indian School Roads.
- The existing walls/homes to the east screen much of the view from westbound travelers on Indian School Road.
- The existing buildings on site screen much of the view from northbound travelers on Hayden Road.

The low profile design and compatible colors of the shade structures help address concerns that these structures will detract from the architectural character of the building. Existing pole lights in the parking lot will be inoperable where the canopies will sit, thereby eliminating potential glare and illumination of the fabric's topside. Under-canopy lighting is stipulated to be recessed so that the canopy lights will not be seen from beyond the property.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
Phone: 480-312-7995
E-mail: rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Site Plan
5. Elevations
6. Materials/Colors/Samples
7. Correspondence
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

September 29th, 2004**PROJECT NARATIVE**

This proposal is put forth to provide approximately 100 shaded parking spaces for Bashas' customers at their store #7 located at the southeast corner of Hayden and Indian School roads. The store is presently under construction and is scheduled to open soon.

Bashas' value their customers greatly and desire to do everything within their power to make the shopping experience a pleasant one. Everyone in Arizona knows what a car feels like after it sits, even for a short time, in a hot asphalt parking lot. The proposed shaded parking will really help make Bashas' customers feel more comfortable, especially on hot summer days.

The canopy structure consists of steel posts and beams and will be painted the same color as the steel accent canopy at the entry towers of Bashas'. In fact, all of the steel accent pieces on the buildings are painted this same color. This will provide continuity of design from the shade structure to the rest of the development.

The shade canopy consists of a tightly woven, but translucent fabric. Light weight and strong, the fabric is guaranteed by the manufacturer against tearing and fading. Unfortunately, custom colors are not available. However we've chosen a color from those available that actually corresponds very well with the center's color palette.

We believe the fabric, itself, adds yet another layer to the multi-colored nature of the design. Articulation by color is one of the main design themes. Every design element has it's own unique color and the shade canopy is no exception.

The "hip roof" shape of the shade canopy corresponds to the shape of the tile roof at the entry towers. The exposed steel framework is painted the same color as the rest of the exposed steel elements that exist on the buildings. Articulation of this separate element by a unique color is also a repeated theme. For these reasons, we believe the shaded parking as proposed is in character with our center's design.

Bashas' has canvassed the immediate neighborhood with regard to this proposal and found that the neighbors enthusiastically support it, calling it "a very unique quality"! Shaded parking will be a huge benefit to Bashas' customers for their comfort and safety. We trust the City of Scottsdale shares our enthusiasm for this proposal.

ROBERT KUBICEK
Architects and Associates, Inc

2233 East Thomas Road

Phoenix, AZ. 85016

PHONE: (602)955-3900

FAX: (602) 955-0496

E-Mail: rkaphx@rkaa.com

Phoenix, Arizona •

Newport Beach, California •

PRINCIPALS:

Robert W. Kubicek, A.I.A.

Bruce C. Bosley, R.A.

Harvey G. Unti, A.I.A

Sheldon T. Shaw, A.I.A

Daniel E. Scott, R.A.



SMART SOLUTIONS IN ENVIRONMENTAL CONTROL TM

December 6, 2004

69-DR-2003#2

REV: 12/13/04

Daniel E. Scott
Robert Kubicek Architects and Associates, Inc.
2233 E. Thomas Road,
Phoenix, Arizona 85016

Dear Daniel,

Re: POLYTEX ₂₃₀ TM Shade Fabric

As per your request attached is the fire certification information on the POLYTEX ₂₃₀ TM Shade Fabric.

The Polytex 230 product originates from Australia and although only recently available in the United States. The company's shade fabrics have an unsurpassed record of performance in some of the harshest environments. The fabrics have been sold in SE Asia, Australia, New Zealand, The Middle East and Europe for approximately 10 years without a single warranty claim.

Our fabrics have been tested by the Australian Textile Testing Authority, the Australian Radiation Protection and Nuclear Safety Agency, and Govmark Laboratories, New York.

The fabric carries a 10 year UV performance warranty. The warranty pertains to premature UV failure and warrants that the Polytex 230 will retain approximately 80% of its tear and tensile strength after a period of 10 years UV exposure. This is a bona fide quantifiable quality and is the most substantial and supported warranty for this type of product in the industry.

All our shade fabrics including the Polytex 230 meet the following fire codes:

- ☒ ASTM - E 84
- ☒ NFPA - 701 1999
- ☒ CASFM 13115

The recommended maintenance for the fabric in terms of cleaning the material is the use of water via a pressure washer. In the case of severe soiling a mild detergent that is chemical free may be utilized.

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1/14/2005



SMART SOLUTIONS IN ENVIRONMENTAL CONTROL TM

The very best fabrics however, can fail if the fabricator or installer is incapable of installing the material correctly. Incorrectly attaching the fabric and being unable to account for dimensional stability of the fabric, causing excessive stress or strain that will result in premature failure of the fabric. Therefore, the fabricator and installer are vitally important to ensure the successful application of the material in order to produce a high quality end product that will prevail.

I am confident the Polytex 230 shade fabric will meet the demands of the application intended for its' use.

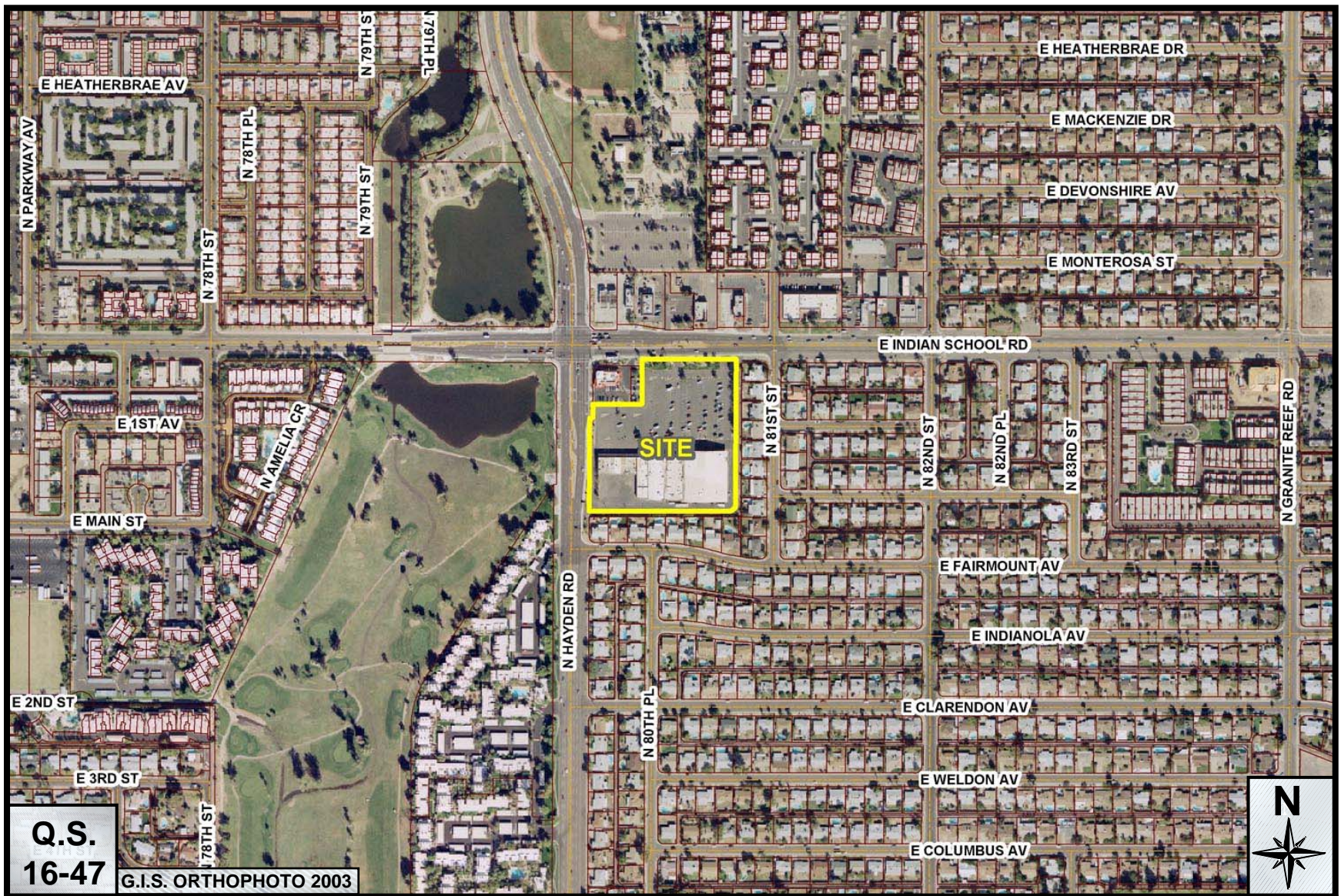
Thank you, again for your consideration.

Please contact me directly at 480.422.4408 or joey@shadetex.com should you have any questions in this regard.

Sincerely,

Joey Trutwein
President & CEO
Shadetex, Inc
Tempe, Arizona.

69-DR-2003#2
1/14/2005



Basha's Shopping Center Parking Lot Canopies



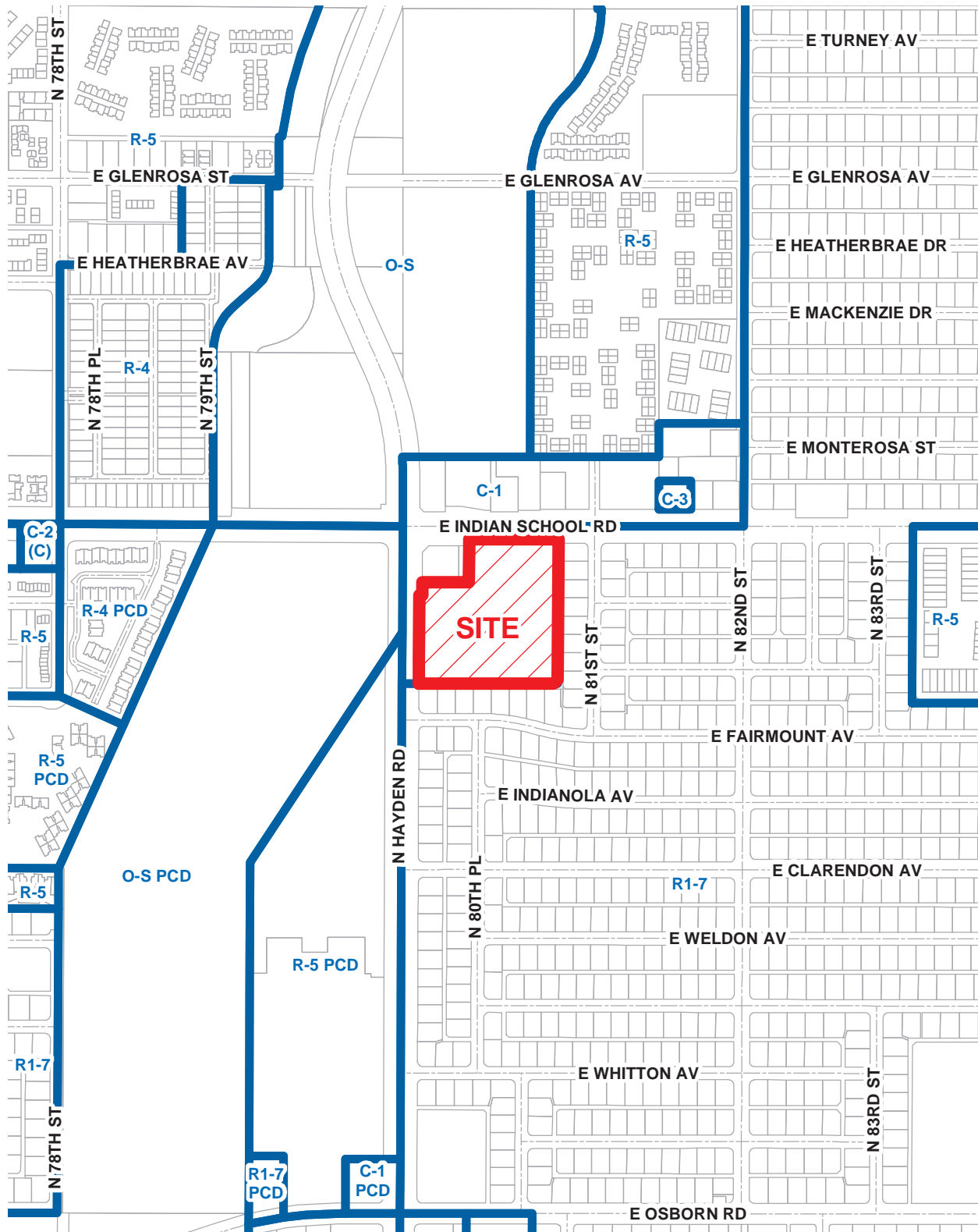
Q.S.
16-47

G.I.S. ORTHOPHOTO 2003

Basha's Shopping Center Parking Lot Canopies

69-DR-2003#2

ATTACHMENT #2A



69-DR-2003#2

ATTACHMENT #3



Parking Shades

25.20.04 TKAA 04002

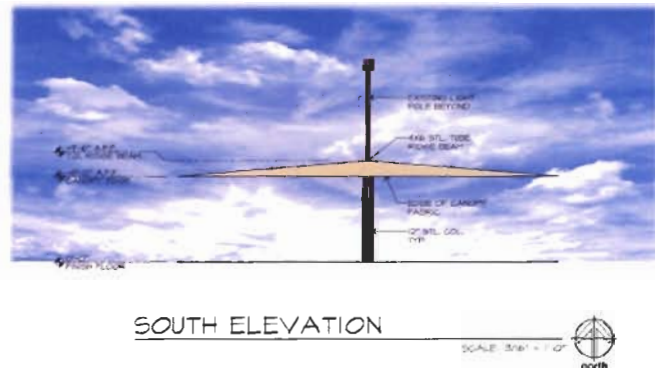
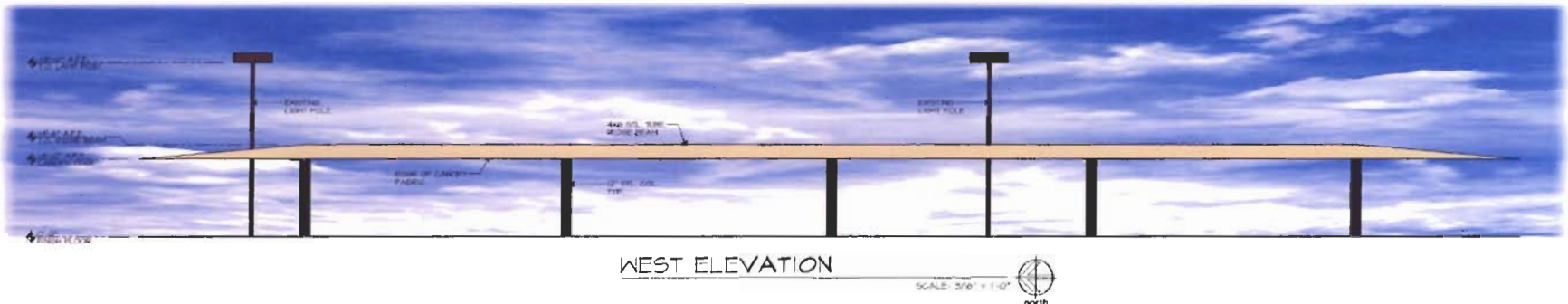
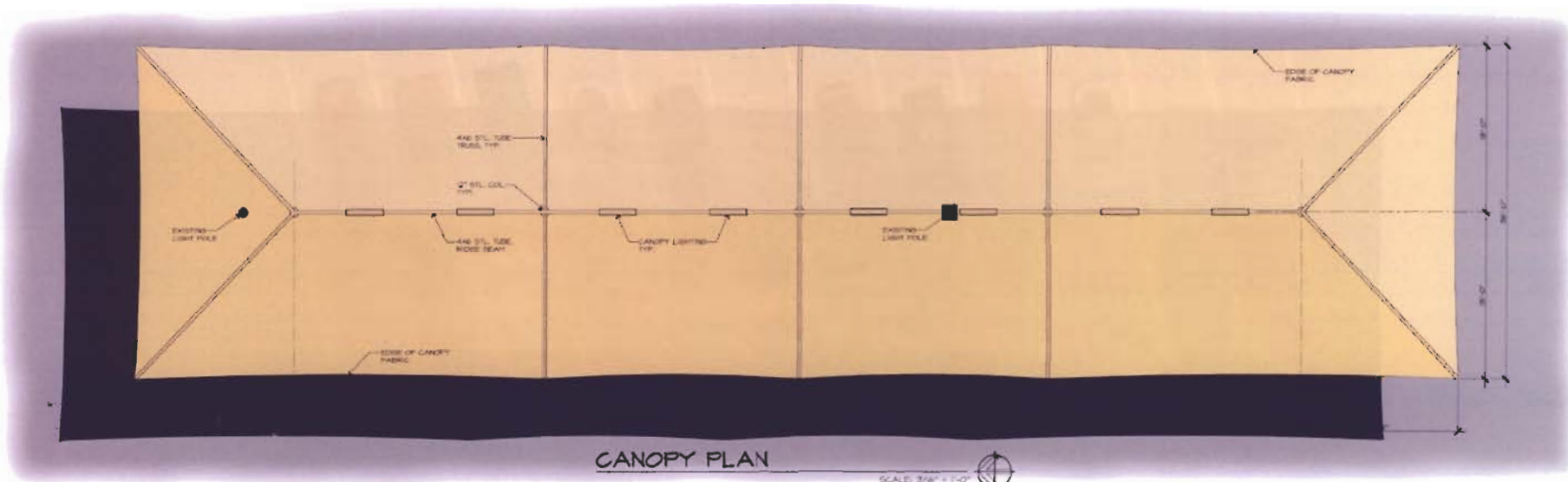
Bashas'

STORE # 07
S.E.C. Hayden and Indian School Road
Scottsdale, Arizona


ROBERT KUBICEK
Architects And Associates, Inc.

69-DR-2003#2

10/11/04



NOTE:
CANOPY FABRIC SHALL BE
TRANSPARENT BY POLYTER.
CANOPY COLORING & BEAMS
SHALL BE PAINTED "MANGANESE"
FRANZE PIGMENT UV 10



**ROBERT KUBICEK ARCHITECTS
AND ASSOCIATES, INC.**
2213 EAST TUCSON ROAD
PHOENIX, ARIZONA 85016
PH: (602) 955-0496
FAX: (602) 955-3900

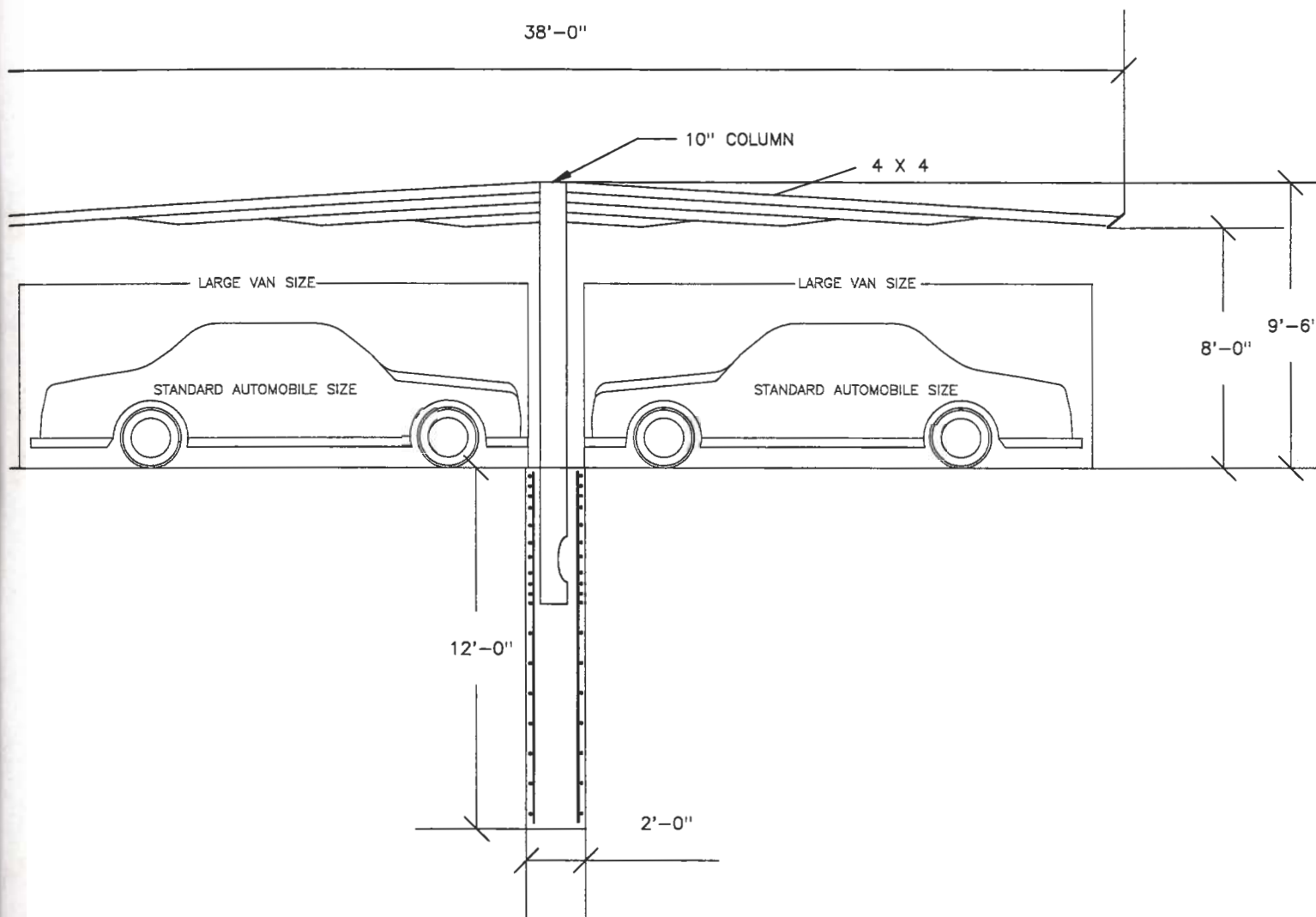
MARKET, STORE NO. 7
22402 SOUTH BASHA ROAD
CHANDLER, ARIZONA

for: BASHA'S MARKETS, INC.
22402 SOUTH BASHA ROAD
CHANDLER, ARIZONA

Sheet
DR-1
of
1

Design: DS
Drawn: CR
Checked: BCB
Job: 03178.00

DATE: 9-1-04
PLAN & ELEVATIONS
SCALE: 1/4" = 1'-0"



69-DR-2003#2

10/11/04

WORLDCOVER LP
 1545 S.E. 29TH STREET
 OKLAHOMA CITY, OK 73129
 TEL. (405) 524-5515 Fax. (405) 524-5535

PROJECT:

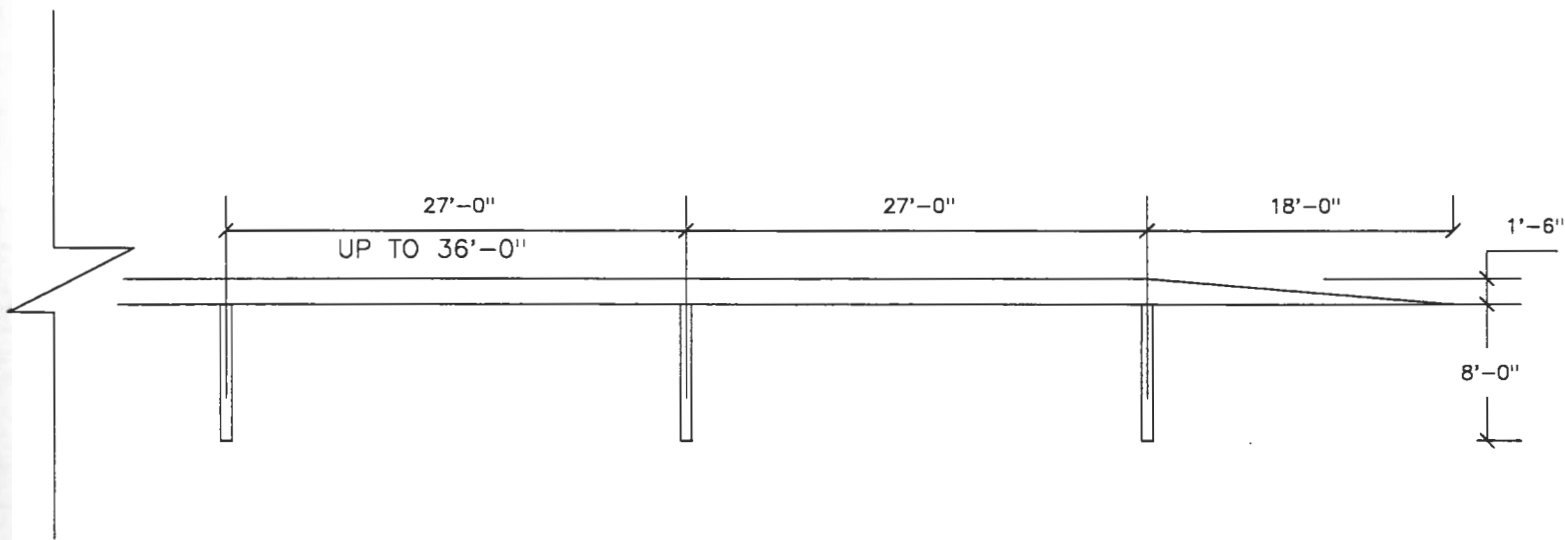
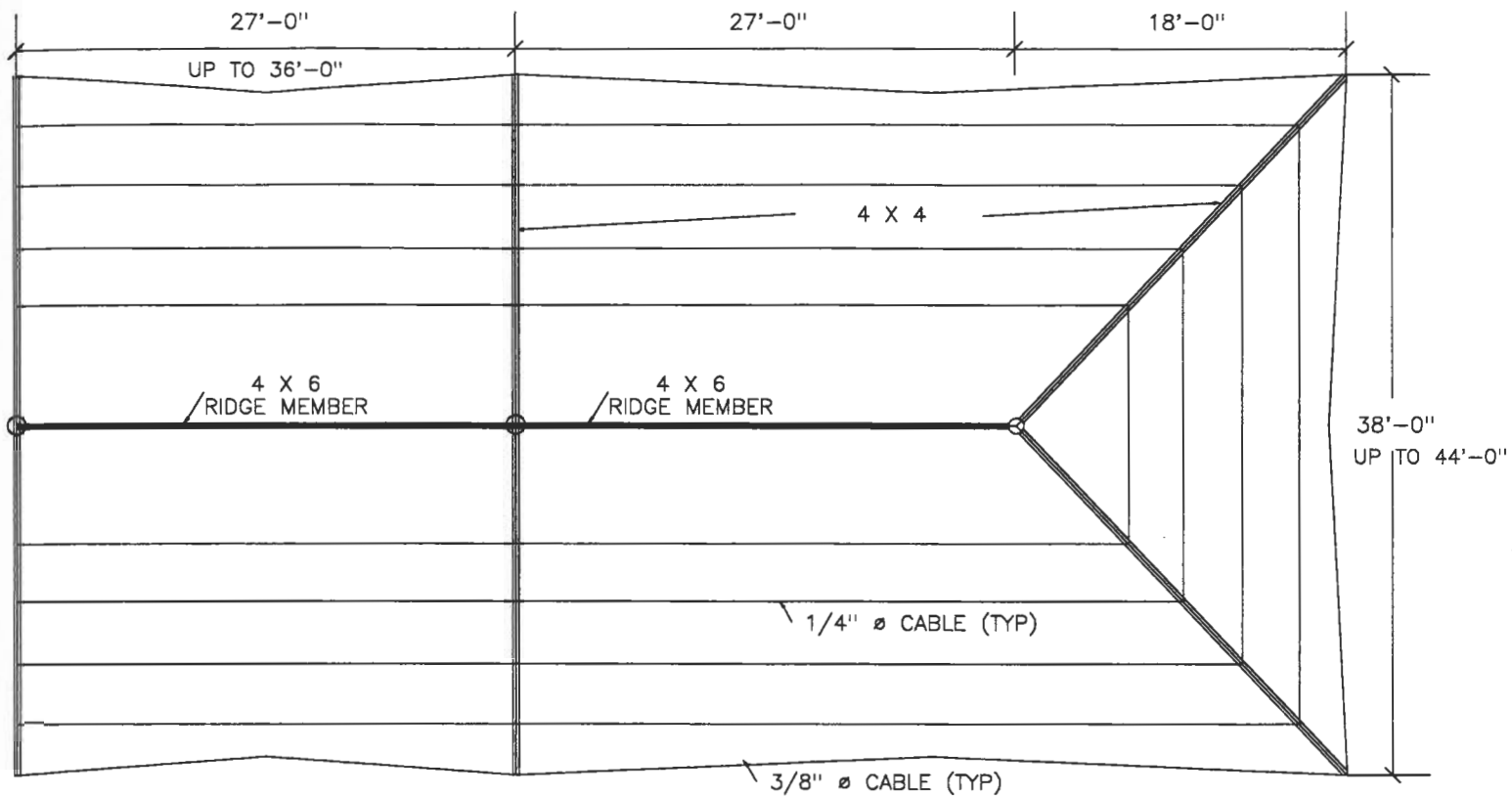
BASHA'S

DRAWING TITLE:

**LOW PROFILE
 DOUBLE CANTILEVER**

DRAWN BY: TV	DATE: 4/1/04
SHEET NO.	REVISION:

ATTACHMENT #6



REVISIONS:

A				
B	-			
C	-			

WORLD COVE
TOTAL WEATHER PROTECTION

Covered Parking

69-DR-2003#2

10/11/04

WORLD COVER®

TOTAL WEATHER PROTECTION

Oklahoma City • Las Vegas
Scottsdale • Mexico City



Airport Parking
Park N' Ride
Business Parking
Hospitals
Apartments
Public Parking
Shopping Centers
Distribution Centers
Recreation Centers
Schools
Playgrounds
Upper-Level Parking
Garages

FACT:

The temperature inside a vehicle parked under a shade canopy can be up to 60 degrees cooler than a vehicle exposed to direct sunlight.

TECHNICAL:

Our cloth breathes, allowing heat and carbon monoxide gases to escape.

US Patents.

We currently have 38 patented features incorporated in our cable tension technology.

Unlimited Applications. Our canopies are custom designed to meet the specific needs of each customer.

Protection From The Elements. Keep hail, rain, snow, ice and harmful UV rays away from vehicles. Employees, customers, and your bottom line will appreciate it.

Durability. All our canopies are professionally engineered to withstand any environment, as they are designed to meet the specific needs of your geographic area. Example: Our canopies in Florida exceed the 145 mph wind requirements. Our snow load designs will handle loads of up to five (5) feet of snow (or ice/wind equivalent).





Airports

Aircraft Protection

Shopping Centers

Speedway Design

Municipalities

Specialty Venues

Universities

Amusement Parks

Outdoor Patios

Valet Areas

Bus Stops

Unlimited Applications. Our canopies are custom designed to meet the specific needs of each customer.

Unique Designs. WorldCover L.P. custom designs every canopy to fulfill each individual customer's needs. Our patented technology and years of experience enable our design team to provide you with a custom design at a modular price.

Durability. All our canopies are professionally engineered to the specific needs of your geographic area. From 145 mph winds to five foot of snow loads, our designs fit all weather environments.

TECHNICAL:

Our patented on-site tensioning installation system completely eliminates the need and expense of re-tensioning the cloth.

Our shade cloth is maintenance-free, resists mold, mildew and fading and has been used dependably around the world for years.



US Patents.

We currently have 38 patented features incorporated in our cable tension technology.

Auto Dealerships

69-DR-2003#2

10/11/04

WORLD COVER®

TOTAL WEATHER PROTECTION

Oklahoma City • Las Vegas
Scottsdale • Mexico City



Outdoor Showrooms
Delivery Areas
Detail Areas
Customer Parking
Employee Parking
Hail Protection
Snow Protection

Protect Your Inventory. Weather can be very damaging to vehicles in the form of hail and harsh UV rays.

Customer Satisfaction. Get your customers out of the sun, rain, and snow. Comfortable customers tend to stay longer and buy more.

Expanded Showrooms. An outdoor showroom is highly visible and provides increased sales areas.

Custom On-Site Installation. Every WorldCover protection system is professionally engineered and custom designed to meet the specific needs of each customer.

SHADE PROTECTION BENEFITS

- Protection from up to 95% of damaging ultra violet rays, protecting finishes, adhesives, plastics, etc.
- Provides up to 85% rainwater run-off, creating a mist effect under the cloth.
- Diverts wind, snow and ice, leaving inventory accessible year round.
- Protects paint finishes and keeps vehicles cleaner by shielding them from bird droppings, dust, acid rain, etc.
- Cable tension technology eliminates the need for re-tensioning, providing a maintenance free solution.



Patented Technology.

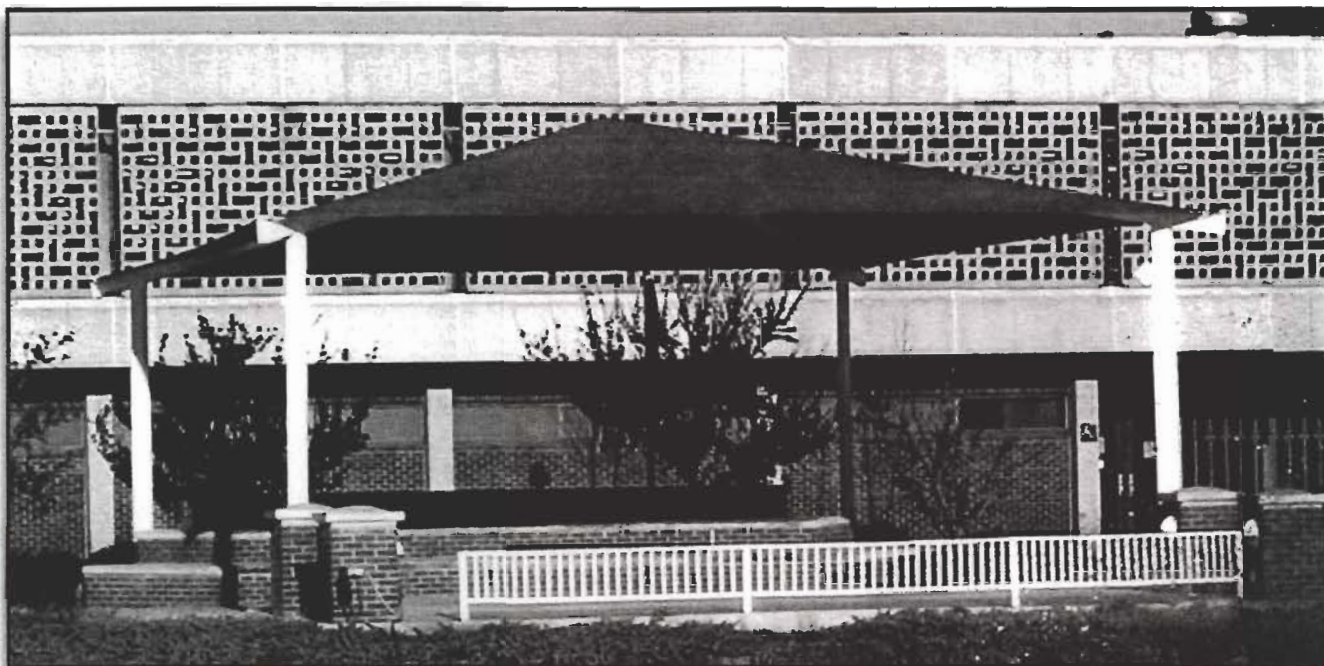
WorldCover is the only shade company to have patented technology specifically for hail protection.

WORLD COVER
TOTAL WEATHER PROTECTION

69-DR-2003#2
10/11/04



PLAYGROUND
TUCSON, ARIZONA



UV Protection
Playground Covers
Golf Courses
Concession Areas
Amphitheaters
Swimming Pools
City Parks
Skate Parks
Water/Theme Parks
Bleachers
Outdoor Eating Areas
Tennis Centers

UV Protection. Even on cloudy days up to 80% of the sun's harmful UV rays reach the ground. Our shade cloth blocks up to 90% of damaging UV rays.

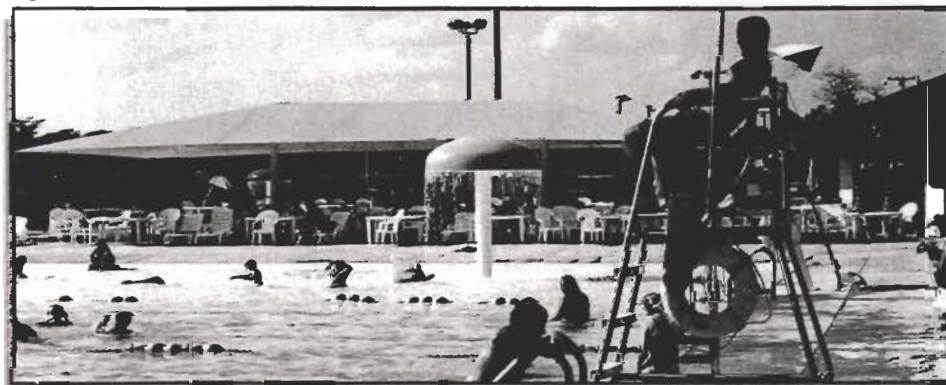
Durability. All canopies are professionally engineered to withstand any environment, as they are designed to meet the specific needs of your geographic area.



SUMMER HEAT:

Children receive about 80% of their lifetime sun exposure by age 18.

A child's skin can burn in as little as a few minutes in strong sunlight.



US Patents.

We currently have 38 patented features incorporated in our cable tension technology.

Curtis, Tim

From: jgenevy@juno.com
Sent: Sunday, October 03, 2004 7:28 PM
To: TCurtis@ScottsdaleAZ.gov
Subject: I want to register my support for Basha's parking awning

To Tim

I was told by Basha's that you are the project mgr of their new store at Hayden and Indian School. I live across the street in the townhomes behind the KFC.

I want to voice my support for their parking awnings. I think it is a terrific idea. I know of not a single parking lot (except for dept stores, hospitals, downtown structures, etc. like Fashion Sq. that have concrete structures) that has covered parking for non-employees.

So I hope you and whoever, will approve of their proposal. Please document my support to the "powers that be" who will vote on this.

Thank you

Julia Genevy
4105 N. 81st Street
Scottsdale, 85251

69-DR-2003#2
1/14/2005

ATTACHMENT #7

69-DR-2003

DATE: 10-14-04

BASHA'S STORE # 7 SHADE CANOPYS
8035 E. INDIAN SCHOOL ROAD
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☐ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
CANOPYS CAN NOT EXTEND INTO THE 24'-00" WIDE DRIVEWAYS.
- ☐ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☐ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☐ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS ____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☐ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☐ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☐ 13. NUMBER OF NEW FIRE HYDRANT INSTALLATIONS ____.
DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF ____ AT ____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☐ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) ____
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS ____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☐ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x ____ (NSHT)
 - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☐ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF ____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

ATTACHMENT A

20. ☐ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES:
.45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. THE FABRIC USED FOR THE CANOPY MUST HAVE A FLAME SPREAD OF - 0 TO 25. --

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Basha's Center Parking Lot Shade Canopies Case 69-DR-2003#2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the plan and elevations submitted by Robert Kubicek Architects and Associates, Inc. with a submittal date of 10/11/2004.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Robert Kubicek Architects and Associates, Inc. with a submittal date of 10/11/2004.
 - c. Lighting shall be installed consistent with the lighting and photometric plans, and cutsheets, submitted by Tandem Engineering Southwest with a submittal date of 12/13/2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. Canopy material color shall be Polytex sandstone color. Steel support columns shall match steel accent color of the building.

SITE DESIGN:

DRB Stipulations

3. The canopy structure shall be installed so that a minimum parking-aisle width of twenty four (24) feet is maintained clear of any obstructions.
4. The canopy structure shall be installed so that internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet is maintained.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

5. All existing parking lot light poles shall be rendered inoperable at locations where the canopy structure is installed (end poles at drive aisles may remain in place).

Within thirty (30) days after installation of canopy structures, the applicant shall coordinate tests with the City's Zoning Administrator or designee to determine whether these existing parking lot light poles may be returned to operation, may remain inoperable, or be required to be removed. The Development Review Board shall hear any appeal of the Zoning Administrator's decision.

6. The canopy structure lighting shall be recessed a minimum of six (6) inches from the lowest portion (outer edge) of the canopy fabric. An alternative minimum recess dimension may be approved if demonstrated that the recessed light source is not directly visible from the beyond the property.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable DRB case for the subject site was 69-DR-2003.